

## **AGENDA**

### **COMMITTEE ON COMMUNITY IMPROVEMENT**

**October 3, 2006**

**Aldermen Garrity, O'Neil,  
Osborne, Gatsas, Duval**

**6:00 PM**

**Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)**

1. Chairman Garrity calls the meeting to order.
2. The Clerk calls the roll.
3. Amending resolution and budget authorization authorizing and appropriating funds in the amount of Ten Thousand Dollars (\$10,000) for FY2005 CIP 613205 Downtown & Economic Strategies Project.  
*(Note: enclosed please find further information requested by the Committee on 08/14/2006.)*  
**Gentlemen, what is your pleasure?**

### **TABLED ITEM**

**A motion is in order to remove the following items from the table for discussion.**

4. Bond Resolution:

“Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) for the 2007 CIP 511307, JFK Coliseum Rehabilitation Project.”

*(Tabled 08/14/2006)*

### **OTHER BUSINESS**

5. Discussion regarding the proposed Public Works Facility.
6. If there is no further business, a motion is in order to adjourn.

# City of Manchester New Hampshire

*In the year Two Thousand and Six*

## A RESOLUTION

“Amending the FY 2005 Community Improvement Program, authorizing and appropriating funds in the amount of Ten Thousand Dollars (\$10,000) for FY2005 CIP 613205 Downtown & Economic Strategies Project.”

Resolved by the Board of Mayor and Aldermen of the City of Manchester as follows:

WHEREAS, the Board of Mayor and Aldermen has approved the 2005 CIP as contained in the 2005 CIP budget; and

WHEREAS, Table 1 contains all sources of Federal, State and Other funds to be used in the execution of projects; and

WHEREAS, the Board of Mayor and Aldermen wishes to accept additional funds in the amount of \$10,000 from US Economic Development Administration (EDA) for the completion of the Downtown & Economic Strategies Report;

NOW, THEREFORE, be it resolved that the 2005 CIP be amended as follows:

**1) By increasing:**

FY2005 CIP 613205 – Downtown & Economic Strategy Project - \$10,000 EDA  
From \$219,800 (\$201,536 Other and \$18,264 CDBG) to \$229,800 (\$211,536 Other and \$18,264 CDBG)

Resolved, that this Resolution shall take effect upon its passage.

3

# CIP BUDGET AUTHORIZATION

CIP #: 613205 Project Year: 2005 CIP Resolution: 6/1/2004  
 Title: Downtown & Economic Strategies Amending Resolution: 9/5/2006  
 Administering Department: Planning & Community Development Revision: #1

Project Description: Funds to be used for the completion of the Downtown and Economic Strategies Report.

## Federal Grants

Federal Grant: No  
 Grant Executed:

## Environmental

Review Required: Yes  
 Completed:

## Critical Events

1	Project Initiation	2/16/05
2	Project Completion	12/31/06
3		
4		
5		

Expected Completion Date: 12/31/2006

## Line Item Budget

	OTHER	CDBG		TOTAL
Salaries and Wages	\$0.00	\$0.00	\$0.00	\$0.00
Fringes	\$0.00	\$0.00	\$0.00	\$0.00
Design/Engineering	\$0.00	\$0.00	\$0.00	\$0.00
Planning	\$0.00	\$0.00	\$0.00	\$0.00
Consultant Fees	\$0.00	\$0.00	\$0.00	\$0.00
Construction Admin	\$0.00	\$0.00	\$0.00	\$0.00
Land Acquisition	\$0.00	\$0.00	\$0.00	\$0.00
Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Overhead	\$0.00	\$0.00	\$0.00	\$0.00
Construction Contracts	\$0.00	\$0.00	\$0.00	\$0.00
Other	\$211,536.00	\$18,264.00	\$0.00	\$229,800.00
<b>TOTAL</b>	<b>\$211,536.00</b>	<b>\$18,264.00</b>	<b>\$0.00</b>	<b>\$229,800.00</b>

## Revisions

Revision #1 - increases Other Funds by \$10,000 received from Economic Development Administration (EDA) and extends project until 12/31/06.

## COMMENTS

Project funding consists of allocations as follows: \$75,000 from Manchester Development Corporation (MDC); \$61,536 from Economic Development Administration (EDA); \$65,000 from Manchester Airport Proceeds (MAP); \$18,264 from CDBG Unprogrammed Funds. An additional \$10,000 received from EDA.



Robert S. MacKenzie, AICP  
Director

## CITY OF MANCHESTER


### Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

Memo to: Committee on CIP

From: Robert S. MacKenzie 

Date: August 9, 2006

Subject: CIP 613205 Downtown and Economic Strategies

The City is in receipt of an additional \$10,000 from the US Economic Development Administration to be used for two economic development studies as identified in the Downtown and Economic Strategies Report. In order that these funds may be accepted the Committee will need to recommend to the full Board the approval of the attached amending resolution and budget authorization. As such I am respectfully requesting that the Committee vote to make such a recommendation.

Attachments:

3

One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 Fax: (603) 624-6529  
E-mail: [planning@ManchesterNH.gov](mailto:planning@ManchesterNH.gov)  
[www.ManchesterNH.gov](http://www.ManchesterNH.gov)



# CITY OF MANCHESTER

## Office of the City Clerk



Leo R. Bernier  
City Clerk

Carol A. Johnson  
Deputy City Clerk


Paula L-Kang  
Deputy Clerk  
Administrative Services

Matthew Normand  
Deputy Clerk  
Licensing & Facilities

Patricia Piecuch  
Deputy Clerk  
Financial Administration

### MEMORANDUM

TO: Paul Borek  
Economic Development Director

FROM: Matthew Normand   
Deputy City Clerk

DATE: August 15, 2006

RE: Downtown & Economic Strategies Project

Please be advised that in an action taken by the Committee on Community Improvement at a meeting held on August 14, 2006, it was requested that the Economic Development Office report back to the Committee with an explanation of the \$10,000 increase requested for the Downtown & Economic Strategies Project to include details of fund expenditures.



**CITY OF MANCHESTER**  
**Manchester Economic Development Office**



September 5, 2006

Alderman Michael Garrity  
Chairman  
Community Improvement Committee  
Honorable Board of Mayor and Alderman  
One City Hall Plaza  
Manchester, NH 03101

Re: Committee on Community Improvement, August 14, 2006  
Amending resolution and budget authorization authorizing and  
appropriating funds in the amount of Ten Thousand Dollars (\$10,000) for  
FY2005 CIP 613205 Downtown & Economic Strategies Project

Dear Alderman Garrity:

The \$10,000 authorization to the CIP Budget for strategic planning studies was to accept an additional \$10,000.00 in grant funds from the Economic Development Administration (EDA) of the U.S. Department of Commerce. The EDA awarded the City of Manchester and additional \$10,000.00 to be matched by \$10,000.00 in city funds to begin to carry out the Global Economic Development Strategy recommended by Angelou Economics. These funds are being used for:

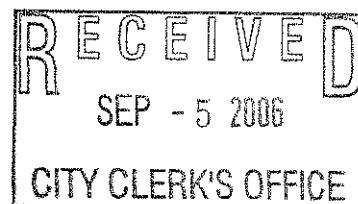
- Manchester Capital Initiative – convene New Hampshire venture capitalists and angel investors to make recommendations to increase and match start-up businesses with investors interested in entrepreneurial ventures.
- Telecommunications Inventory - Inventory and analyze telecommunication infrastructure in Manchester Commercial/Industrial areas to assure availability of broadband transmission capability to Manchester businesses and to create a broadband strategy for the city.

These projects will position Manchester entrepreneurs to maximize access to capital and telecommunications tools to start, maintain and grow business in the new economy.

The result of these initiatives will be presented to the Board of Mayor and Alderman when completed. Please contact me if you have any questions.

Sincerely,

Paul J. Borek  
Director



# City of Manchester New Hampshire

*In the year Two Thousand and Six*

## A RESOLUTION

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) for the 2007 CIP 511307, JFK Coliseum Rehabilitation Project."

Resolved by the Board of Mayor and Aldermen of the City of Manchester as follows:

SECTION 1. That there be and hereby is authorized under and pursuant to the Municipal Finance Act, and any other enabling authority, the issuance and sale of general obligation serial bonds, notes or lease purchases of the City in the aggregate principal amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) at one time or from time to time as one or more separate bond, note or lease purchase issues for purposes stated in Section 3 of said Act, as more specifically hereinafter indicated. The bonds, notes or lease purchases of each issue shall bear the City Seal, shall be signed by the manual or facsimile signature of the Mayor, countersigned by the manual or facsimile signature of the Finance Officer and shall be payable in such annual installments as shall be determined by the Finance Officer with the approval of the Mayor. Except as otherwise provided by law and this Resolution, discretion to fix the date, maturities, denomination, place of payment, form and other details of each issue of said bonds, notes or lease purchases and of providing for the sale thereof is hereby delegated to the Finance Officer.

SECTION 2. That the proceeds of said bonds, notes or lease purchases be and they are hereby appropriated for the purpose of financing costs of the following public works and improvements of a permanent nature, hereby authorized namely,

<u>Purpose</u>	<u>Amount</u>
2007 CIP 511307, JFK Coliseum Rehabilitation Project	\$1,750,000

It is hereby declared that the public works and improvements to be financed by said bonds, notes or lease purchases have a useful life in excess of 20 years.

SECTION 3. That the Finance Officer, with the approval of the Mayor, is hereby authorized to issue at one time or from time to time notes in anticipation of said bonds, notes or lease purchases and to renew or refund the same under and pursuant to and to the extent authorized by RSA 33:7a.

SECTION 4. That an amount sufficient to pay the principal of and interest on said bonds, notes or lease purchases payable in each year during which they are outstanding be and hereby is appropriated and, to the extent other funds are not available for such purpose, said amount shall be included in the tax levy for each year until the debt represented by said bonds, notes or lease purchases is extinguished.

# City of Manchester New Hampshire

*In the year Two Thousand and Six*

## A RESOLUTION

"Authorizing Bonds, Notes or Lease Purchases in the amount of One Million Seven Hundred Fifty Thousand Dollars (\$1,750,000) for the 2007 CIP 511307, JFK Coliseum Rehabilitation Project."

Resolved by the Board of Mayor and Aldermen of the City of Manchester as follows:

SECTION 5. That the bonds, notes or lease purchases herein authorized may be consolidated with any other issue of bonds, notes or lease purchases heretofore or hereafter authorized, provided that the last annual installment of any such consolidated issue shall be payable not later than the date on which the last annual installment of the bonds, notes or lease purchases herein authorized must be payable pursuant to this Resolution.

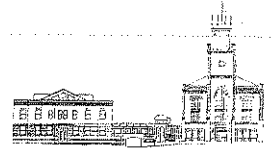
SECTION 6. This Resolution shall take effect upon its passage.





# CITY OF MANCHESTER

## Office of the City Clerk



Leo R. Bernier  
City Clerk

Carol A. Johnson  
Deputy City Clerk

Paula L-Kang  
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Administrative Services

Matthew Normand  
Deputy Clerk  
Licensing & Facilities

Patricia Piecuch  
Deputy Clerk  
Financial Administration

### MEMORANDUM

TO: Michael Ludwell  
Superintendent of Public Instruction

FROM: Matthew Normand *MMN*  
Deputy City Clerk

DATE: August 15, 2006

RE: JFK Coliseum Rehabilitation Project

Please be advised that in an action taken by the Committee on Community Improvement at a meeting held on August 14, 2006, it was requested that the School Department report back to the Committee with its interest in the JFK Coliseum property. A CIP request of \$1,750,000 to rehabilitate the facility is currently on the table and the Committee would like to explore all options, including any immediate or future interest by your department.

**Ludwig, Ron**

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**From:** O'Neil, Daniel  
**Sent:** Wednesday, September 20, 2006 4:06 PM  
**To:** Ludwig, Ron; Deprima, Charles; Clougherty, Tim  
**Cc:** Guinta, Frank; Thomas, Sean; Thomas, Frank; Sheppard, Kevin; MacKenzie, Robert; Lopez, Michael; LeBlond-Kang, Paula  
**Subject:** JFK

Gentlemen,

As we plan on having further discussions about the repairs to the JFK Coliseum, I would request all the background information that is available, from information that was used by Parks & Rec. to determine the estimate \$1.7mm in repairs as well as the information gathered by the Public Works Facilities Div. in the investigation of the mechanical issues at the rink. I would also request a summary of costs for repairs/improvements to the facility in the last 20 years (back further if you have it).

What would be the needed repairs if we were looking to get another 5 years of use, 5-10 years of use or 10+ years of use ? Why the need for locker rooms now when they have been requested by teams in the past and denied ?

I still believe today that the city owned land around the JFK (or including the JFK) could be great site for a school to serve the young people of the Wilson School and Beech St School area. There is a great deal of parking for Gill, JFK and Beech St School as well as the Central practice field that is not is use daily. Should some of that space be considered ? Have we looked at that ? Have we considered a new or improved JFK as part of a new school on the site ? Let's get creative and not stick to the old way we have done things. Let's think !

Please remember that the original discussion of building a new public works facility at a new site, moving the rink to the former public works site and building a new school at the JFK site was not a bad thought. The probability of all that happening at the same time is slim. We need to treat the discussions about a new public works facility as one item and the JFK/possible new school as another item.

Please get back to me with the information requested as soon as possible.

Thanks !

Dan

PS - Paula, would you please forward to Alderman Garrity.

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9/22/2006

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**CITY OF MANCHESTER**  
**Parks, Recreation & Cemetery Department**

625 Mammoth Road  
Manchester, NH 03104-5491  
(603) 624-6565 Administrative Office  
(603) 624-6514 Cemetery Division  
(603) 624-6569 Fax

**COMMISSION**

Stephen Johnson, Chairman  
Sandra Lambert, Clerk  
George "Butch" Joseph  
Michael Worsley  
Dennis Smith  
Ronald Ludwig, Director

September 22, 2006

Alderman Daniel P. O'Neil  
One City Hall Plaza  
Manchester, NH 03101

Re: RFI - JFK Coliseum

Dear Alderman O'Neil,

The following is in response to the recent e-mail received from you on September 20, 2006. I am enclosing a copy of that e-mail to familiarize others. I'm providing as much information as possible and will identify that information by enclosing attachments. I will also attempt to answer as many of your questions as possible. I believe some of the questions are beyond what this department can provide and would be better answered by a consultant or other professionals in the related field of site planning.

Attachment # 1 contains the information we used to put together cost estimates for the repairs at the JFK. These were the best estimates available at the time of submission. Obviously some reduction in cost may be possible as we move through the bid process.

Attachment # 2 is a summary of repairs and improvements made at the JFK from a time period extending back to 1982. To the best of our knowledge no major improvements were made to the facility from 1965 to 1982.

This department has never received any written communication from the Public Works Facilities Division regarding the independent inspection which I believe you requested. We are aware that personnel did visit the rink and on site inspection was conducted.

Paragraph #2 is a two-part question. It's the opinion of the department that repairs related to extending the life of the rink as indicated for five years or more have already been accomplished. Evidence to this were the major repairs done in 1985. This involved removing 85' feet of header trench piping and replacing all piping back to the compressor room. Two hundred and fifty six one inch new steel nozzles were welded to the existing rink bed piping. Additional repairs made during the project were replacement of the refrigeration evaporator, and compressor room electrical components. At the time the department made the decision to declare the remainder of the rink bed solid and leave it in tact. The hope at the time was to extend the life of the rink another 10 -15 years without removing the entire floor. The rink is now on the twenty first year of that improvement. Approximately 3 years ago we began to develop sporadic leaks through out the entire 185' x 85' of floor. Given the leaks were becoming more and more prevalent each year the department felt it made good planning sense to begin budgeting for a new floor.

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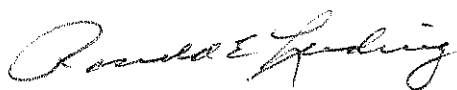
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In regards to the questions of locker rooms being denied I would offer the following. The department made several building modifications to the rink in 1982. At the time the Zamboni room was located on the interior of the building causing an unsafe condition to patrons and skaters. A decision was made to modify the building in a effort to accommodate outside access for the ice-resurfacing machine. Additionally at the same time improvements to the original two locker rooms located at the east and west ends of the building were expanded. Two small additional lockers rooms were added on the north side of the building in an effort to accommodate four teams. In direct response to the question relative to teams in the past being denied I'm unaware of that action or response. Requests for additional locker room and officials room space have only been delayed due to timing and funding issues, not a desire to neglect the need. The thought process behind including expansion of locker rooms as a part of replacing the floor and making other improvements seemed like a good fit that may attract more competition during the bid process. The level of funds currently being discussed to make repairs to the rink would more than likely not be sufficient to do the actual construction of additional locker room space. Should the rink bed come in favorably we could move forward with construction, if not we would have a biddable set of plans in hand for future use.

Questions related to the site, parking and other issues are more suited to a professional or team of consultants. I would offer that over a period of several years parking has become more of a issue. More people, more cars, more neighborhood parking, more portable classrooms, less off site parking , have all contributed to parking issues at various times. A professional consultant would need to study the problem very closely in the event the site was used for other purposes.

In closing, the Parks, Recreation and Cemetery Department stands committed to working with the BMA and School District in an effort to provide the best, most cost effective solution to solving the myriad of issues surrounding this site. The Department has a responsibility to make the BMA aware of existing conditions that could cause public outcry in the event the rink should fail. The information related to repairing the rink was provided to help assist in making difficult decisions, not to divide City Leaders over the issue. The rink is up an operational at this time and we will continue in that effort until we receive direction on how to proceed.

Sincerely,



Ronald E. Ludwig  
Director

Cc: Board of Mayor and Alderman  
Sean Thomas - Administrative Assistant to the Mayor  
Frank Thomas - Director of Public Works  
Kevin Sheppard - Deputy Director of Public Works  
Robert McKenzie - Director of Planning  
Tim Clougherty - Chief Facilities Manager  
Chuck Deprima - Deputy Director PR&C Dept.

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DEC 30 03 05:03P LAUER ARCHITECTS, P.A. 603-497-4557 P. 2

ATTACHMENT " 1 "

LAUER ARCHITECTS, P.A.

118 PAIGE HILL RD., GOFFSTOWN, NH 03045

Tel. 603-497-8441 Fax 603-497-4557

December 31, 2005

FAX MEMO

To: Ed Wojnilowicz

Re: Miscellaneous Improvements at JFK

Ed, per our phone conversation of today, here is a quick breakdown of the probable costs for the improvements we discussed to the JFK Coliseum.

New Rink Bed ..... \$880,000  
(Includes demolition of concrete and existing refrigeration system, new refrigeration system from the header out, new concrete slab, dehumidification system, and miscellaneous HVAC and electrical upgrades...note that removal and reinstallation of dasher boards is by owner)

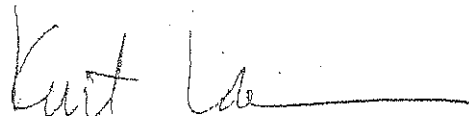
Soft Costs Related to new Rink Bed (contingency, clerk, A/E fees, testing, etc.) ..... \$180,000

New Translucent Wall Panels at Ends and Sides of Building ..... \$550,000  
(Includes demolition of the existing panels and related structural support systems, and replacement with similar product and new support systems, new wood infill adjacent to the new panels at the north and south sides, new entry canopies, and new aluminum entrance systems)

Soft Costs Related to new Wall Panels (contingency, clerk, A/E fees, testing, etc.) ..... \$120,000

Locker Room Expansion ..... \$.....?  
Until a "scope" of work is defined, I am very hesitant to put a number in this line. Items which need to be better defined include: number and size of locker rooms to be added; are you adding storage, coaches' rooms, referee rooms, showers, etc; level of finish required (is this to be used by local high schools only, or would someone like the Wolves or Monarchs be using the facility); and the amount of renovation and improvements to the existing facility. Also, any addition would greatly affect the site...parking, underground utilities, etc.

Hope this is helpful. Please call to discuss, or if you have any questions.



Kurt Lauer, President  
LAUER ARCHITECTS

2005.12.31

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**CITY OF MANCHESTER**  
**Parks, Recreation & Cemetery Department**

625 Mammoth Road  
Manchester, NH 03104-5491  
(603) 624-6565 Administrative Office  
(603) 624-6514 Cemetery Division  
(603) 624-6569 Fax

**COMMISSION**

Stephen Johnson, Chairman  
Sandra Lambert, Clerk  
George "Butch" Joseph  
Michael Worsley  
Dennis Smith  
Ronald Ludwig, Director

## ATTACHMENT " 2 "

### JFK Coliseum

#### Capital Improvement Summary

##### Overview

Construction of the JFK Coliseum was completed in 1963. This facility's operating and capital improvement budget was administered through the City's general fund until 1995, when it became part of the newly established Recreation Enterprise Division. While in the general fund, capital improvements were identified but only emergency projects were addressed as funding sources diminished and competition for the remaining dollars between other departments increased. Under the Recreation Enterprise Fund capital improvements were implemented on a priority driven basis with consideration given to the needs of other facilities which comprised this Division.

##### Improvement Summary

The following is a summary of capital improvements performed at the JFK Coliseum:

##### Operational Budget

##### 1982 through 1995

- Addition of locker rooms # 2 and # 3, enlargement of locker room # 4, and construction of new resurfacer room and expanded hot water system (\$157,000).
- Replace header pipe, 256 nozzles and approximately 15 feet of each rink bed pipe. Replaced chiller and condensing tower (\$183,000).
- Electrical upgrades (\$46,000).
- Replaced chain link fence with Plexiglas around rink perimeter.
- Installed new membrane roof.

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#### 1997

- Installed radiant gas heaters over lower bleacher areas.

#### 1998

- Upgraded intrusion and industrial control alarm systems including the installation of a motion detector in the office.
- Modified the scorekeeping system to place a scoreboard at each end of the arena. As the existing system would not accept two boards. Swapped the control panel and board with the one at the West Side Arena, and added a second scoreboard to create this system.

#### 1999

- Removed old air handling units hanging from arches.
- Replaced old baby dump truck. New truck is equipped with a plow assembly in order to supplement snow-moving operations during weather emergencies.

#### 2000

- Numerous repairs to the refrigeration system including the replacement of circulation pump starters and rebuilding circulator pump.
- Constructed a new officials room.

#### 2001

- Upgraded interior lighting with energy efficient bulbs, ballasts and fixtures.  
NOTE: A large portion of the cost was reimbursed by PSNH.

#### 2002

- Replaced compressor motor starters and several valves.
- Filled in riser spaces on all bleachers with plywood and installed handrails on balcony bleachers.
- Installed new public address and sound system.

#### 2003

- Overhauled the top end of compressors.
- Painted bleachers and installed hand rails.
- Located and repaired brine leak in rink bed.

## 2004

- Installed new cooling tower (MAAP).
- Installed new Rink Lighting control system (MAAP).
- Installed low-e ceiling (MAAP).

## 2005

- Entered into a 10 year sponsorship agreement with Coca- Cola in which the City acquired a new Zamboni Ice Resurfacing Machine and 2 new scoreboards. Under the provisions of this agreement the City will control the soft drink vending machines at both ice arenas under a Full Service management plan.
- Performed rehabilitation work to the existing concession area. Work included demolition of existing fixtures, painting walls, constructing new counters and new lighting.
- Installed refrigeration and building control system including laptop computer and pager.
- Repaired and updated exterior annunciation system to meet Fire Code.
- Replaced both hot water heaters.

## Bonded Capital Improvements

1998 JFK Coliseum Rehabilitation Project 1998 – Job 2 Arena Lighting \$80,000

- Design Engineering.....Lauer Architects, P.A.
- Contractor.....G.A. Laflamme, Inc.

1998 JFK Coliseum Rehabilitation Project 1998 – Job 3 Arch Repair \$175,000

- Design Engineering.....Lauer Architects, P.A.
- Contractor.....Dellagatta Contracting Company, Inc.

1999 JFK Coliseum – ADA Accessibility Improvements \$75,000

- Design Engineering.....Lauer Architects, P.A.
- Contractor.....Floyd Construction Company, Inc.

2001 JFK Coliseum Dasherboard Replacement \$105,000

Contractor.....Crystaplex

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# City of Manchester

## Department of Highways

### Facilities Division

275 Clay Street  
Manchester, New Hampshire 03103-5613

(603) 624-6555 Administrative Office  
(603) 624-6562 Fax

Frank C. Thomas  
*Public Works Director*

Kevin A. Sheppard  
*Deputy Public Works Director*

Timothy J. Clougherty  
*Chief Facilities Manager*

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## MEMO

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**To:** Ald. Dan O'Neil

**From:** Tim Clougherty *TC*

**Date:** 9/25/06

**Re:** JFK Coliseum

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Alderman:

In response to your request for information gathered regarding the JFK Coliseum, I have assembled a package (attached).

During our research we contacted several vendors and consulted with local engineers (without a vested interest in rink modifications). All whom we contacted agreed that the piping system encased in the concrete slab at the facility is far beyond its' anticipated life. There were no concrete suggestions regarding testing the system for comprehensive piping integrity. It was generally recognized as well, that while we could destructively test an individual section of pipe, the condition of piping throughout may not be representative of our sample.

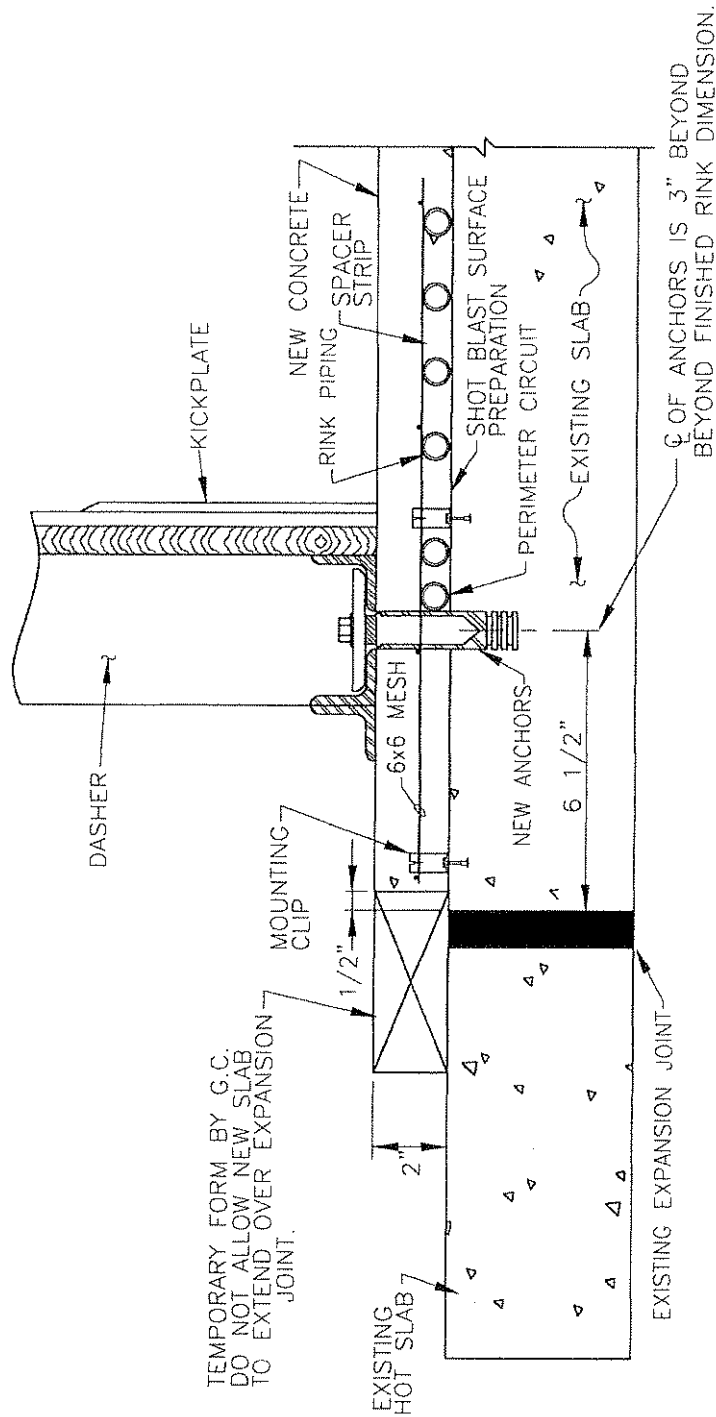
The fact that some sections of piping have required replacement in the recent past add to the argument that replacement of the underslab system, in some form or fashion, is prudent to consider in the short term. While the system as I understand is up and running now, the potential for failure is significant.

The information attached includes budget estimates for the 'rink side' of new construction as well as an alternative to demolishing the old slab/piping. While the latter should be considered as a possibility, further research is required, which would presumably be part of a capital upgrade to the existing facility.

I hope this information is helpful. The Facilities Division welcomes the opportunity to participate in any master planning for the site which may be considered. Please let me know if we can be of further assistance.

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## ADHESIVE FLOOR CROSS SECTION

**Burley's Rink Supply, Inc.**

195 Jari Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

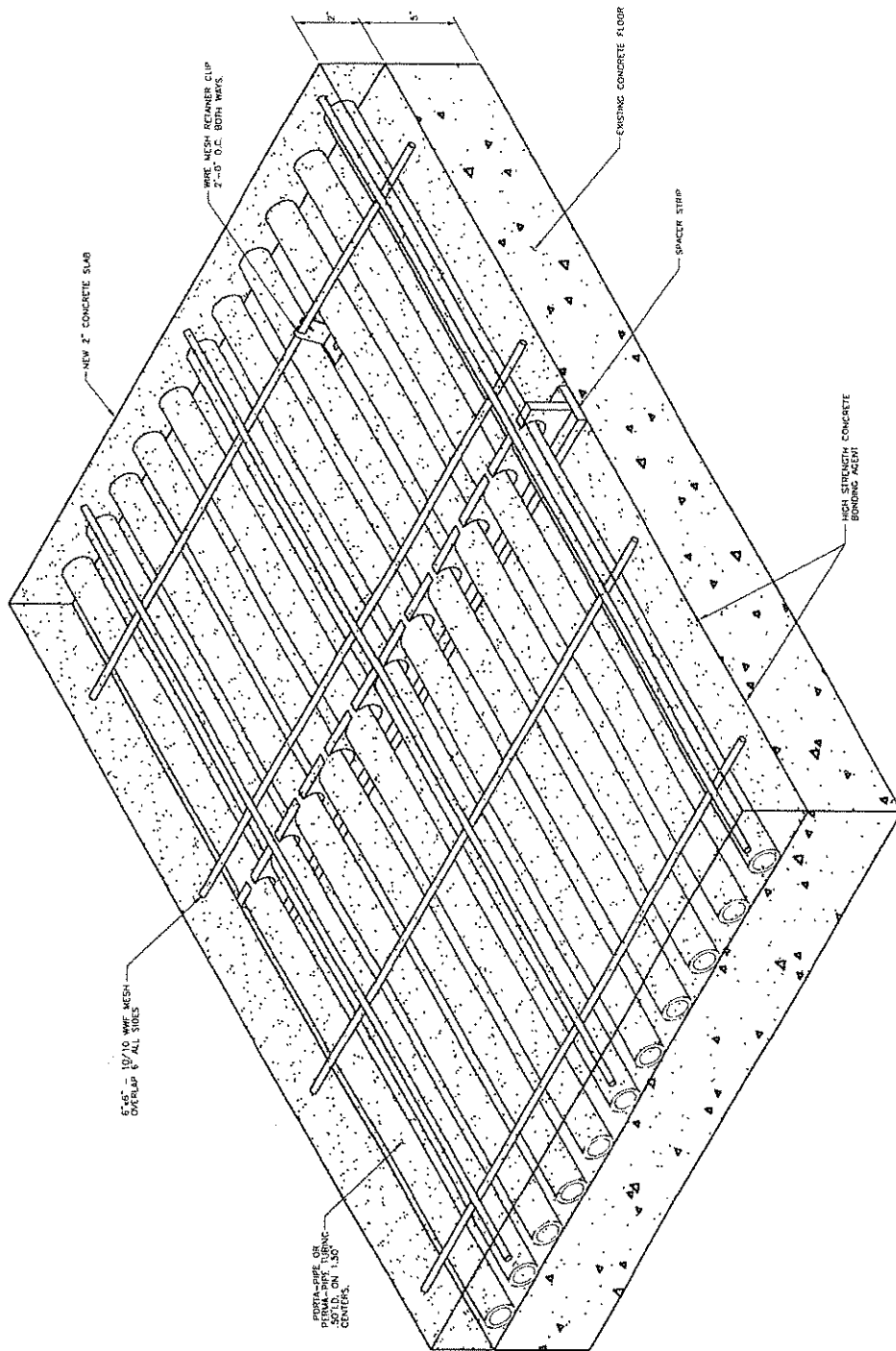
E-MAIL

ICRINKBRS@AOL.com

HTTP://www.BURLEYS.COM

FORM: AF-106

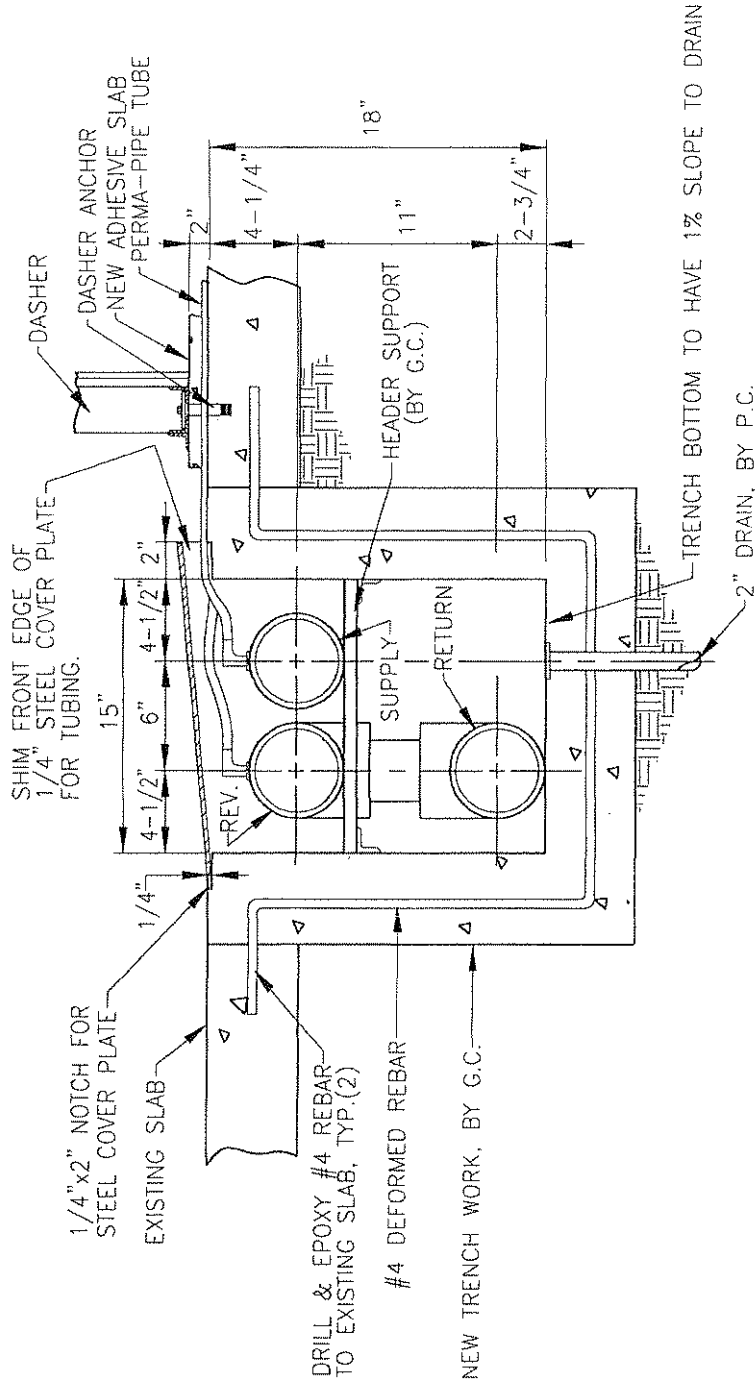
PLOT DATE: 5/1/97



ADHESIVE FLOOR ISOMETRIC

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## ADHESIVE FLOOR SYSTEM

4" SCH. 80 PVC PERMA-PIPE HEADER SYSTEM

**Burley's Rink Supply, Inc.**

195 Jari Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

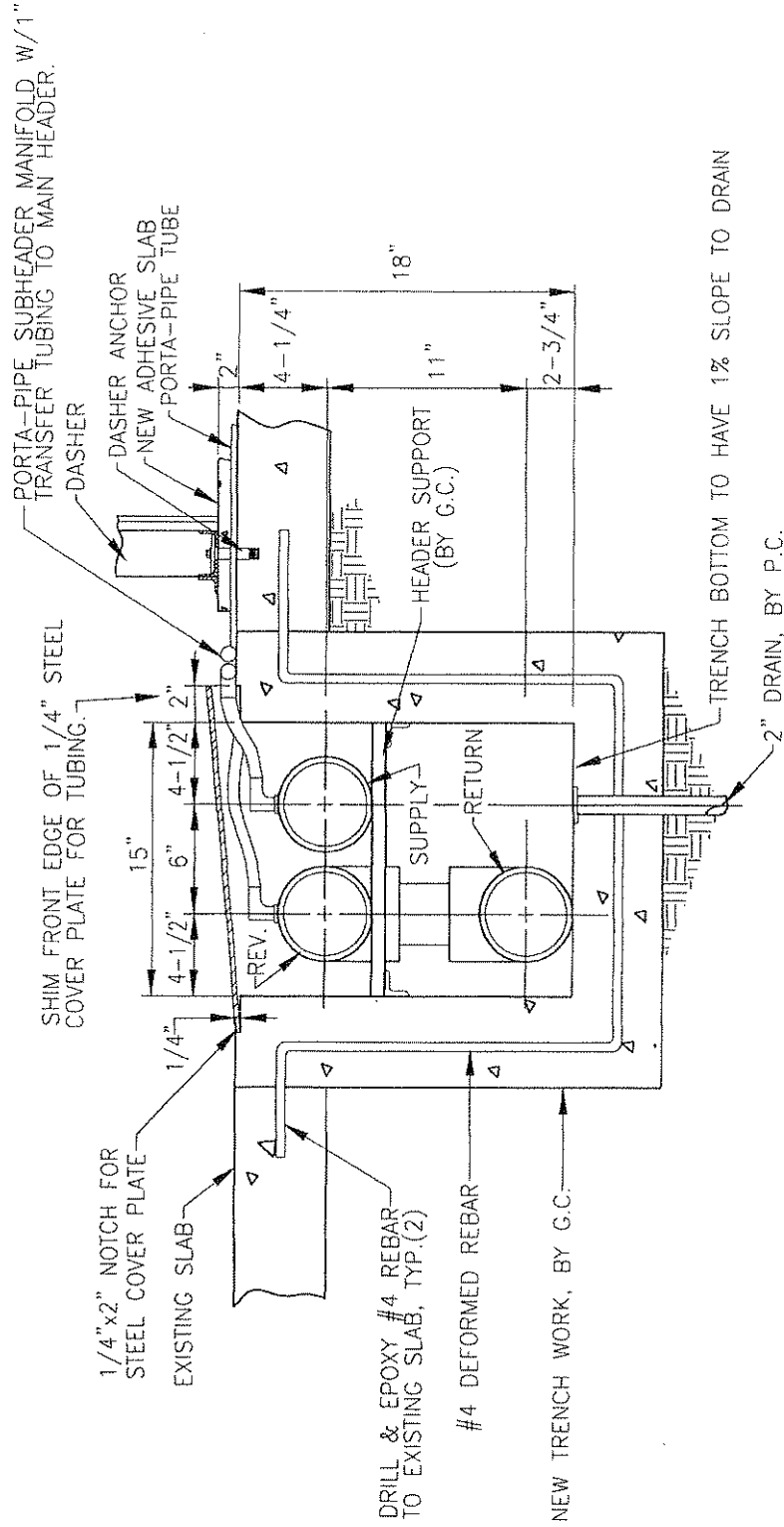
E-MAIL

ICERINKBRS@AOL.COM

HTTP://WWW.BURLEYS.COM

FORM: AF-101

PLOT DATE: 5/1/97



## ADHESIVE FLOOR SYSTEM

4" SCH. 80 PVC PORTA-PIPE HEADER SYSTEM

**Burley's Rink Supply, Inc.**

195 Jori Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

E-MAIL

ICERINKBRS@AOL.com

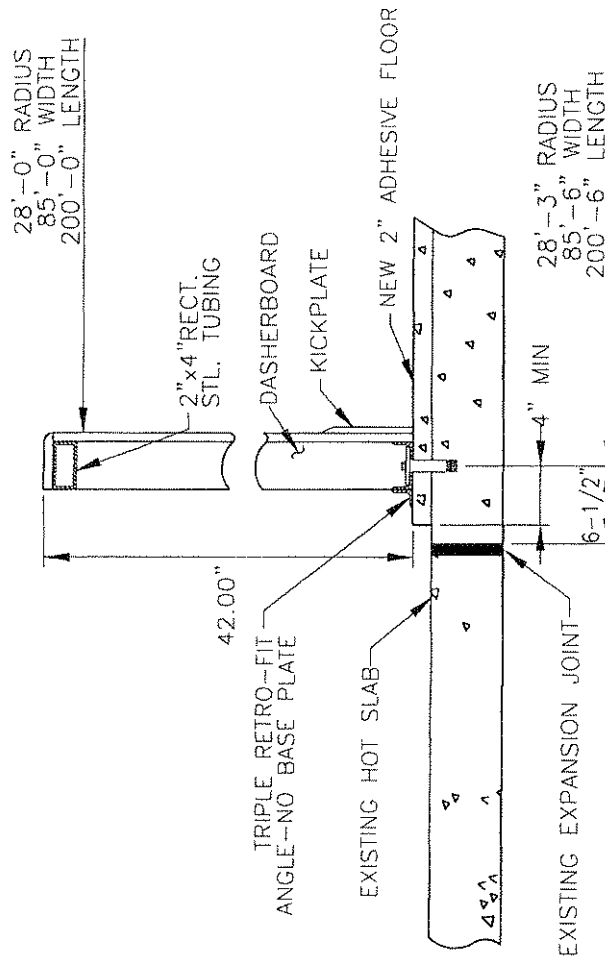
HTTP://www.BURLEYS.COM

FORM: AF-102

PLOT DATE: 5/1/99

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**ADHESIVE FLOOR SYSTEM**  
**PERIMETER CURB/DASHER CROSS SECTION**

**Burley's Rink Supply, Inc.**

195 Jari Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

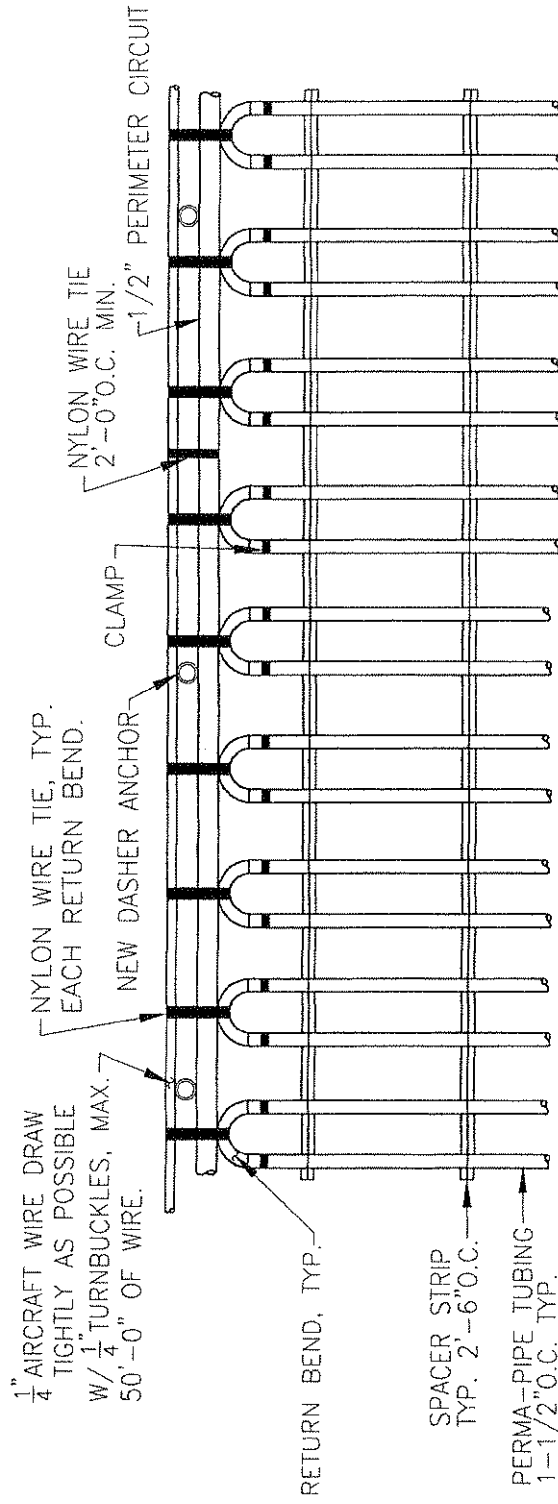
E-MAIL

ICERINKBRS@AOL.COM

HTTP://WWW.BURLEYS.COM

FORM: AF-107

PLOT DATE: 5/1/97



**ADHESIVE FLOOR SYSTEM**  
STRAIGHT SECTION PERIMETER CABLE

**Barley's Rink Supply, Inc.**

195 Jari Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

E-MAIL

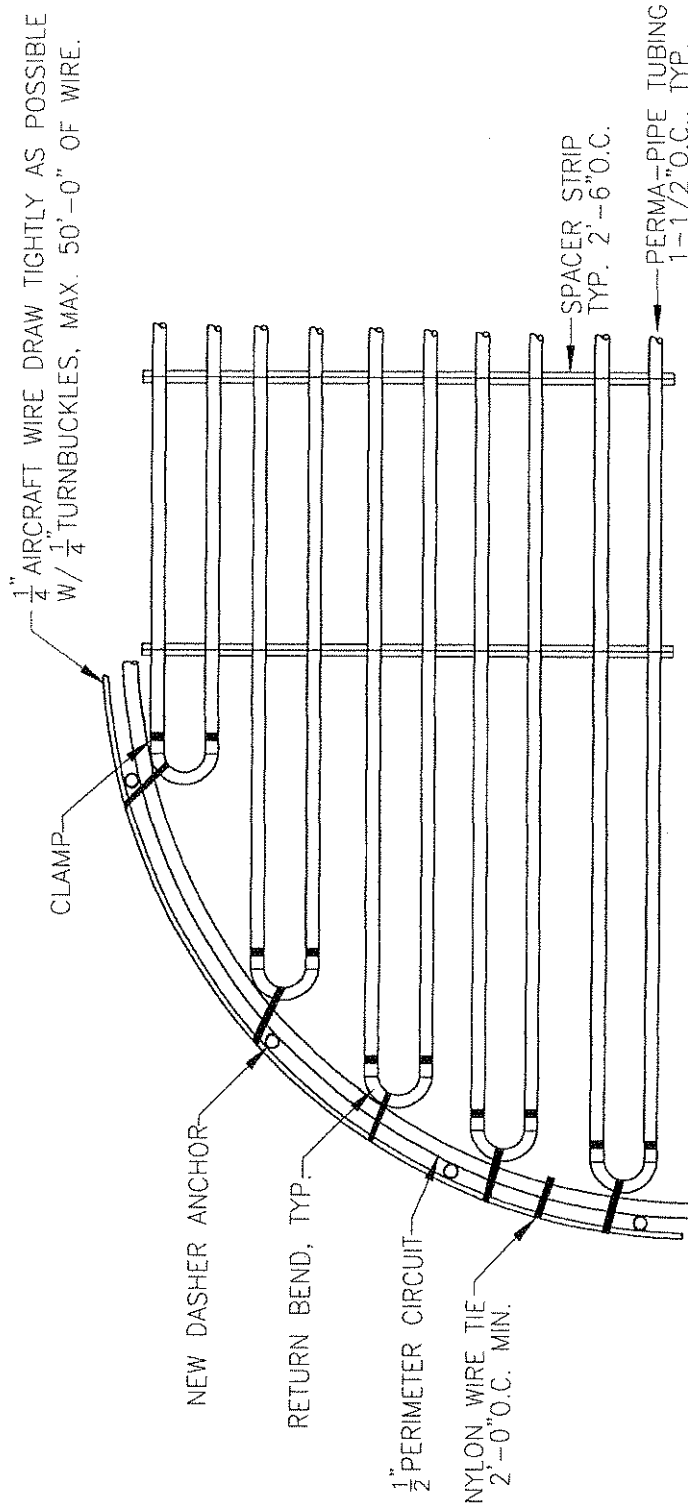
ICERINKBRS@AOL.COM

HTTP://WWW.BURLEYS.COM

FORM: AF-110

PLOT DATE: 5/1/97

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# **ADHESIVE FLOOR SYSTEM** RADIUS PERIMETER CABLE

**Burley's Rink Supply, Inc.**

195 Jori Drive Suite 100 Johnstown, Pa 15904 (814)-262-7313

1-800-4-BURLEY

Fax: (814)-262-7610

E-MAIL

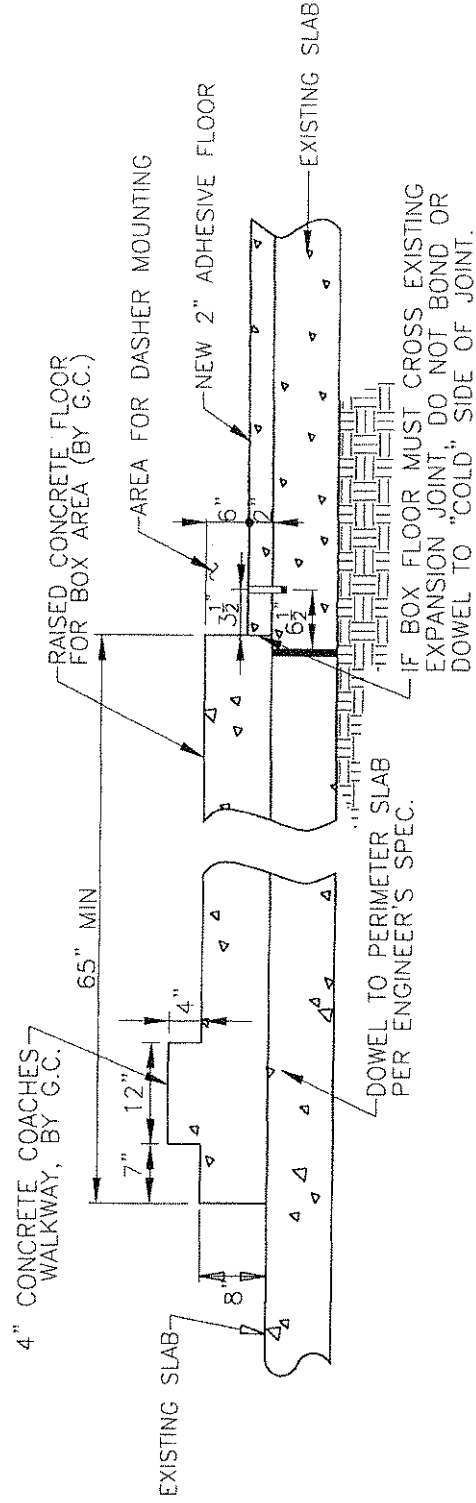
ICERINKBRS@aol.com

HTTP://www.BURLEYS.COM

FORM: AF-III

PLOT DATE: 5/1/99





**ADHESIVE FLOOR SYSTEM**  
RAISED CONC. BOX FLOOR SECTION

**Barley's Rink Supply, Inc.**

195 Jari Drive Suite 100 Johnstown, Pa 15904

(814)-262-7313

1-800-4-BURLEY

Fax. (814)-262-7610

E-MAIL

ICERINKBRS@aol.com

HTTP://www.BURLEYS.COM

FORM: AF-112

PLOT DATE: 5/2/97



[www.cimcorefrigeration.com](http://www.cimcorefrigeration.com)

**Rich Welner**

Sales Manager - New England Area

**CIMCO REFRIGERATION INC.**

121 North Plains Industrial Rd., Unit L, Wallingford, CT 06492  
Tel: 203-265-4464 Fax: 203-265-7767 Cell: 203-537-5180  
CT License 392937 E-mail: [rwelner@toromont.com](mailto:rwelner@toromont.com)



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## Budget Pricing - Updated April 2006

### Single Sheet (365 days) c/w the following:

Refrigeration floor material	\$	95,000	
MAP105 Package	\$	195,000	
Condenser	\$	39,000	
5000E	\$	14,500	
Dehumidification	\$	115,000	
Electical	\$	23,500	
All piping, insulation, fittings, etc..	\$	32,500	
Labor	\$	115,000	
			<u>\$ 629,500</u>

### Twin Pad (365 days) c/w the following:

Refrigeration floor material	\$	190,000	
MAP210 Package	\$	260,000	
Condenser	\$	45,000	
5000E	\$	14,500	
Dehumidification	\$	150,000	
Electical	\$	23,500	
All piping, insulation, fittings, etc..	\$	32,500	
Labor	\$	215,000	
			<u>\$ 930,500</u>

### Single Sheet (365 days) c/w the following:

Refrigeration floor material	\$	95,000	
MAP105 Package	\$	195,000	
Condenser	\$	39,000	
5000E	\$	14,500	
Dehumidification	\$	115,000	
Electical	\$	23,500	
All piping, insulation, fittings, etc..	\$	32,500	
Labor	\$	115,000	
Dasher boards	\$	125,000	
Subfloor	\$	35,000	
Concrete (rebar, mesh, finish)	\$	105,000	
Painting Ice	\$	10,000	
			<u>\$ 904,500</u>

### Twin Pad (365 days) c/w the following:

Refrigeration floor material	\$	190,000	
MAP210 Package	\$	260,000	
Condenser	\$	45,000	
5000E	\$	14,500	
Dehumidification	\$	150,000	
Electical	\$	23,500	
All piping, insulation, fittings, etc..	\$	32,500	
Labor	\$	215,000	
Dasher boards	\$	250,000	
Subfloor	\$	70,000	
Concrete	\$	210,000	
Painting Ice	\$	20,000	
			<u>\$ 1,480,500</u>

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## Budget Pricing - Updated April 2006

New Equipment (less labor)	From	To	Medium
MAP 105 - Single sheet (365 days)	\$ 180,000	\$ 210,000	\$ 195,000
MAP 210 - Twin Pad	\$ 240,000	\$ 280,000	\$ 260,000
5000E	\$ 13,000	\$ 16,000	\$ 14,500
Electrical (including 5000E install & trainging	\$ 21,000	\$ 25,000	\$ 23,500
Condenser	\$ 36,000	\$ 42,000	\$ 39,000
Misc Pipe, Fittings & Insulation in room	\$ 30,000	\$ 35,000	\$ 32,500
Labor (single sheet)	\$ 100,000	\$ 130,000	\$ 115,000
Labor (twin pad)	\$ 200,000	\$ 200,000	\$ 215,000
Dehumidification (single sheet)	\$ 80,000	\$ 150,000	\$ 115,000
Dehumidification (twin pad)	\$ 100,000	\$ 200,000	\$ 150,000
Underfloor Heat Exchanger	\$ 8,000	\$ 10,000	\$ 9,000
Condenser for Twin Pad	\$ 40,000	\$ 50,000	\$ 45,000

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## Budget Pricing - Updated April 2006

<b>Floor Material</b> (less labor)	From	To	Medium
Headers	\$ 14,000	\$ 18,000	\$ 16,000
Rink Pipe	\$ 22,000	\$ 24,000	\$ 23,000
Misc Pipe & fittings	\$ 12,000	\$ 14,000	\$ 13,000
Chairs	\$ 7,000	\$ 9,000	\$ 8,000
Misc clamps, ties, ox ace, propane etc..	\$ 3,000	\$ 4,000	\$ 3,500
Insulation	\$ 14,500	\$ 18,500	\$ 16,500
Tape & misc	\$ 1,500	\$ 2,500	\$ 2,000
Underfloor headers & rink pipe	\$ 12,000	\$ 14,000	\$ 13,000
<b>Totals</b>	<b>\$ 86,000</b>	<b>\$ 104,000</b>	<b>\$ 95,000</b>
<b>Twin Pad (Doubled)</b>	<b>\$ 172,000</b>	<b>\$ 208,000</b>	<b>\$ 190,000</b>

## Budget Pricing - Updated April 2006

### By Others

	From	To	Medium
Subgrade (sand, etc..)	\$ 25,000	\$ 45,000	\$ 35,000
Concrete (rebar, mesh, finish)	\$ 90,000	\$ 120,000	\$ 105,000
Dasherboards (boards, glass, benches)	\$ 100,000	\$ 150,000	\$ 125,000
Ice Painting (labor & Material)	\$ 8,000	\$ 12,000	\$ 10,000

<b>Totals</b>	<b>\$ 223,000</b>	<b>\$ 327,000</b>	<b>\$ 275,000</b>
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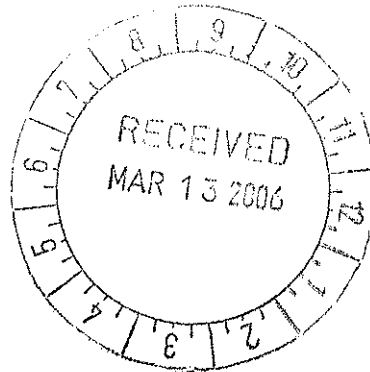
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March 10, 2006

Mr. Eric Krueger  
Facilities Superintendent  
City of Manchester  
Department of Highways  
Facilities Division, 275 Clay Street  
Manchester, NH 03103-5613



Re: Ice Rink Project

Dear Mr. Krueger:

Thank you for your inquiry with BURLEYS. I have enclosed our cd-rom explaining about our company, products and literature. I believe this will assist you in the design aspect of your ice rink project.

Skating and hockey are the "growth sports" of the 21st Century. Ice rinks are being built at an unheard of rate by private investors because of their proven profit potential and tremendous tax advantages. Non-profit organizations are forming nationwide and expanding current programs. Municipal rinks are operating with an overburdening demand of ice...Ice skating is HOT!

BURLEYS is a design, direct manufacturer, and installer of ice rinks worldwide. We have a large professional staff dedicated to this specialized industry. We service municipal accounts; small, non-profit hockey organizations; and major arena complexes. If you are an architect/engineering firm, BURLEYS offers endless services regarding all aspects of arena design, most of which is available in computer format entitled "Plans on Disk".

BURLEYS is not just another ice rink supply company...you will learn we are much more! We are aggressive innovators of new technologies, design and ice rink construction specialists, and equipped with numerous tools to help your total arena design, from financing to floor plan development. We demonstrate how to get it done right, on time, and within a responsible budget with some of the best equipment available.

195 Jari Drive  
Suite 100  
Johnstown, PA 15904

Tel 814.262.7313  
Fax 814.262.7610  
1.800.4.BURLEY

www.burleys.com  
info@burleys.com

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Mr. Eric Krueger  
March 10, 2006  
Page 2

Once you experience BURLEYS' extraordinary services, you will never accept second best. We look forward to being your partner in planning, design, and complete construction.

Best Regards,

A handwritten signature in cursive script that reads "Marisa Evans".

Marisa Evans  
Sales Administration  
Burleys

Enclosures

4  
195 Jari Drive  
Suite 100  
Johnstown, PA 15904

Tel 814.262.7313  
Fax 814.262.7610  
1.800.4.BURLEY

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www.burleys.com  
info@burleys.com



# Ice Rink General Construction Cost Punch List

Combined Totals From The Following Pages:

Property Development	_____
Soft Costs	_____
Building Internal	_____
Building External	_____
Misc. Building Equipment	_____
Burley's Rink Supply Equipment	_____
* Less Possible Utility Rebate for High Efficiency TurboChiller System	( _____ )
<b>Total Project Estimate:</b>	_____

## PROPERTY DEVELOPMENT

Land Acquisition Fee	_____
Excavation & Site Work	_____
Main Electrical Service to Site	_____
Main Sewer to Site	_____
Main Natural Gas to Site	_____
Discrepancy	_____
Other _____	_____
Other _____	_____
Property Development: Sub Total	_____

## SOFT COSTS

Project Development Fee	_____
Building Permits	_____
License Fees	_____
Legal Fees	_____
Accounting fees	_____
Applicable Taxes	_____
Municipal Inspection Fees	_____
Utility Cost During Construction	_____

Construction Loan Points  
Construction Loan Interest  
Construction Insurance  
Title  
Insurance Pre-Payment Premiums  
Employee Training Budget  
Operating Working Capital  
Other \_\_\_\_\_  
Other \_\_\_\_\_

Soft Costs:                      Sub Total

### **BUILDING INTERNAL**

Engineering, Design & Blueprints  
Pre-Engineered Metal Building  
Building Foundation & Site Work  
Building Erection  
Building Ice-Rink Insulation Package  
Exterior Masonry & Foundation  
Interior Masonry  
Interior Painting  
Exterior Painting  
General Carpentry  
A.C. Tile Ceiling Regular  
A.C. Tile Ceiling High Moisture Vinyl Rock  
H.M. Doors & Hardware  
Overhead Doors  
Facility Plumbing & Boiler System  
Facility H.V.A.C.  
Radiant Heater For Bleachers  
Facility Electrical System & Lights  
Signage  
Restroom Fixtures & Accessories  
Underground Drainage  
Restroom Partitions  
Glass & Glazing  
Caulking  
Fire Extinguisher & Cabinets  
Sprinkler System  
Internal Fire Protection  
Smoke Detectors  
Bleacher Seating  
Elevator or Chair Lift

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Sand-Rink Floor	_____
Canopies	_____
Contingency	_____
Other _____	_____
Other _____	_____

Building Internal	Sub Total	_____
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**BUILDING EXTERNAL**

Parking Lot & Curbing	_____
Parking Lot Painting & Striping	_____
Landscaping	_____
Exterior Lighting	_____
Canopies	_____
Signage	_____
Other _____	_____
Other _____	_____

Building External	Sub Total	_____
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**MISCELLANEOUS EQUIPMENT**

Office Furnishings	_____
Benches & Chairs	_____
Office Equipment	_____
Computer System	_____
Concession Equipment	_____
Concession Supplies	_____
Concession Dining Tables	_____
Vending Machines	_____
Coin-Operated Lockers	_____
Sound System	_____
Rubber Flooring _____ sq. ft.	_____
Telephone System	_____
Rental Skate Storage Racks	_____
Pro Shop Displays	_____
Pro Shop Inventory	_____
First Aid Equipment	_____
Other _____	_____
Other _____	_____

Misc. Equipment	Sub Total	_____
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## **BURLEY'S RINK SUPPLY EQUIPMENT**

TurboChiller Refrigeration System	_____
Rink-Piping System	_____
Concrete Rink Slab	_____
Rink-Floor Grading	_____
Insulation Membrane	_____
Sub-Soil Frost Prevention System	_____
Steel Framed Dasher System	_____
Tempered Glass Upper Shielding System	_____
Arid-Aire Dehumidifiers	_____
Snow Melting Pit	_____
Other _____	_____
Other _____	_____
 BRS Equipment      Sub Total	 _____

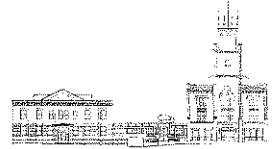
## **MISC. RINK SPECIALTY EQUIPMENT**

Ice Resurfacing Machine	_____
Ice Resurfacers Replacement Blades	_____
Rental Skates _____ qty.	_____
Ice Edger	_____
Hockey Goal Frames & Netting	_____
Skate Sharpening Machine	_____
Skate Rivet Machine & Assorted Tools	_____
Scoreboard & Controller	_____
Protective Drop Netting	_____
Ice Flooding Hose & Spray Nozzle	_____
Ice Choppers & Shovels	_____
Ice Paint & Paper Line Kit	_____
BRS Scheduler Computer Software	_____
Glass Carts	_____
Misc. Tools Etc.	_____
Other _____	_____
Other _____	_____
 Misc. Rink Specialty Equip. Sub Total	 _____

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## CITY OF MANCHESTER Board of Aldermen



Memo To: Chairman Garrity  
Members of Committee on Community Improvement

From: Alderman George Smith *G. S.*

Date: September 27, 2006

Re: Proceeding with JFK Repairs

Since I will be away during your upcoming meeting I wanted to submit my request that the Committee remove the bonding of the JFK Coliseum Rehabilitation from the table and move it forward to the Board for approval.

The rehabilitation of this facility is critical to the community as a whole and to the neighborhood. If the ice sheets fail, numerous hockey teams will be unable to play. It is 40 plus years old and in need of help. The building supports not only hockey as a sporting event for many young people but also serves many other uses for the neighborhood and the community.

It is my belief that we should invest in fixing this facility and that doing so will not interfere with the ability to do other things currently being talked about. While we talk about other things important sports programs could face shut down because we let yet another building go down hill.

C: Mayor and All Aldermen